



Signed and Filed: May 26, 2011

A handwritten signature in dark ink, appearing to read "T. E. Carlson", is written over a horizontal line.

THOMAS E. CARLSON
U.S. Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF CALIFORNIA

In re)	Case No. 11-30620 TEC
)	
THEODORAS KOLIATSISS,)	Chapter 11
aka TED KOLIATSISS,)	
dba 4TH & GEARY FARMERS MARKET,)	
)	Date: May 27, 2011
)	Time: 9:30 a.m.
)	Ctrm: Hon. Thomas E. Carlson
)	235 Pine Street, 23rd. Fl.
Debtor.)	San Francisco, California

**TENTATIVE RULING RE DEBTOR'S MOTIONS TO VALUE LIENS OF WELLS FARGO
AND CAPITAL ACCESS GROUP**

The court is inclined to set a trial regarding Debtor's motion to value the lien of Wells Fargo Bank, because Wells Fargo filed timely opposition to the motion, and because there is a material dispute between the parties regarding the value of the real property at issue.

The court is inclined to grant Debtor's motion to value the lien of Capital Access Group, because the motion was properly served, because the motion is unopposed, and because the motion has adequate factual support to establish that the second deed of trust held by Capital Access Group is wholly unsecured.

****END OF TENTATIVE RULING****